

MORGANTOWN PLANNING COMMISSION

MINUTES

6:30 PM

March 14, 2013

Council Chambers

MEMBERS PRESENT: Peter DeMasters, Sam Loretta, Bill Petros, Carol Pyles, William Wyant, Ken Martis, Jennifer Selin, Tim Stranko, Michael Shuman

MEMBERS ABSENT: None.

STAFF: Christopher Fletcher, AICP

I. CALL TO ORDER/ROLL CALL: DeMasters called the meeting to order at 6:30 PM and read the standard explanation of the how the Planning Commission conducts business and rules for public comments.

II. GENERAL PUBLIC COMMENTS: None

III. MATTERS OF BUSINESS:

A. Approval of February 14, 2013 meeting minutes: Stranko moved to approve the minutes from the February 14, 2013 hearing as presented; seconded by Wyant. Motion carried unanimously with Shuman abstaining due to his absence.

B. Rescheduling April Hearing from April 11, 2013 to April 25, 2013 in order to accommodate the Comprehensive Plan Adoption Process: Martis moved to reschedule the Planning Commission's April hearing to April 25, 2013; seconded by Selin. Motion carried unanimously with Wyant abstaining due to his anticipated absence on that date due to a scheduling conflict.

IV. OLD BUSINESS: None.

V. NEW BUSINESS:

A. MNS13-08 / Taylor / 1067 Douglas Street: Request by Lisa Mardis of Project Management Services, on behalf of Stephen Taylor, for minor subdivision approval of property located at 1067 Douglas Street.; Tax Map 6, Parcels 5 and 5.2; R-1, Single-Family Residential District

Fletcher read the Staff Report stating that on July 14, 2011, the Planning Commission approved a minor subdivision to split Parcel 5 into two parcels. Parcel 5 fronts on Koontz Avenue and the newly created Parcel 5.2 fronts on the unopened portion of Douglas Street. Addendum A of this report illustrates the location of the subject realty.

The petitioner seeks to adjust the rear boundary separating Parcels 5 and 5.2 by moving the line ten (10) feet closer to Koontz Avenue thereby reducing the area of Parcel 5 by 918.8 square feet and adding same to Parcel 5.2.

The resultant areas for the subject tracts are 9,314.2 square feet for Parcel 5 and 11,944.8 square feet for Parcel 5.2, which exceeds minimum lot size standard of 7,200 square feet in the R-1 District as provided in Article 1333.03(A).

Fletcher stated that the petitioner's representative asked Staff to represent the petitioner due to an illness.

Martis asked if the back section is accessible. Fletcher stated that the way he understood it, the petitioner is constructing a house on Parcel 5.2, which is an undeveloped portion of Douglas Avenue. Fletcher believes that the Engineering Department has required the section to be open however he is unsure if the City will be responsible for the road services and maintenance in that area.

There being no further comments or questions by the Commission, DeMasters opened the public hearing asking if anyone was present to speak in favor of or in opposition to the petition. There being no public comments, DeMasters declared the public hearing closed and asked for staff recommendations.

Fletcher stated that Staff recommends approval of MNS13-08 with the following conditions:

1. That the petitioner submit three (3) original final plat documents, including all access/utility easements if applicable, signed and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature; and,
2. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

Stranko moved to approve minor subdivision petition MNS13-08 as requested with Staff recommended conditions; seconded by Shuman. Motion carried unanimously.

VI. OTHER BUSINESS:

- A. Committee Reports**
- Traffic Commission: No report.
 - Green Team: No report.
- B. Staff Comments: No report.**

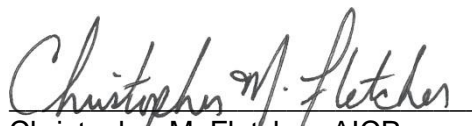
VII. FOR THE GOOD OF THE COMMISSION: None.

VIII. ADJOURNMENT: 6:39 PM

MINUTES APPROVED:

April 25, 2013

COMMISSION SECRETARY:


Christopher M. Fletcher, AICP